

Morgan Junction

R e s i d e n t i a l | U r b a n V i l l a g e

N e i g h b o r h o o d P l a n

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The Vision

This Neighborhood Plan represents the desired future of the Morgan Junction Neighborhood, as expressed in our Vision Statement.

The Morgan Junction Neighborhood Vision

- An attractive community where the buildings, streets, and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected;
 - A community with strong single-family neighborhoods and compatible multifamily buildings offering a wide range of housing types for all people;
 - An appealing place with attractive landscaping and pleasant parks and gathering places;
 - A vital commercial district, providing restaurants, stores, and services to meet the needs of local residents;
 - A safe community with active crime prevention programs and a strong police presence;
 - A community that is conveniently accessible by transit and automobile, but where walking and biking are easy and enjoyable.
-

We are a small, mainly residential community, with a small-town feel to our business district. Our neighborhood contains a diversity of residents, interests, and opportunities for enhancement which will all contribute to the direction this community takes over the next 20 years. This plan lays out the guiding principles and initial recommendations by which we hope to attain this vision of our neighborhood's future. We also hope that this plan will be an enduring tool for helping our community cope with changing circumstances and take advantage of opportunities that may arise in the coming decades.

Morgan Junction

Residential Urban Village

Neighborhood Plan

January 1999

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Introduction

Background: A Brief History of the Neighborhood Planning Process

Where did this plan come from? What are its roots?

Ten years ago, the Seattle area (and the state as a whole) were experiencing a tremendous economic and population boom, not unlike today. Rapid population growth, mounting traffic congestion, escalating housing costs, and urban sprawl led to popular demands to “do something” about growth. In response, the State Legislature enacted the 1990 Washington State Growth Management Act (GMA).

The Washington State Growth Management Act

The Growth Management Act required the state's largest and fastest-growing counties to coordinate with cities and other local governments to draft comprehensive land-use and transportation plans that would:

- Prevent urban sprawl, yet provide enough space to accommodate 20 years' growth of population and employment (within urban growth areas);
- . Provide and pay for adequate infrastructure (roads, schools, utilities) to support growth (the “concurrency” requirement); and
- . Coordinate plans of different jurisdictions so they did not conflict with one another,

In response to GMA, the counties and cities of the Puget Sound region went through a lengthy process to update their comprehensive plans. An extensive public involvement process preferred a multi-centered approach, in which most new population and employment growth would be “focused into a ‘limited number of moderate- and high-density urban centers connected by a high-capacity transit network.”

Seattle's Comprehensive Plan

In 1994, the City of Seattle adopted its Comprehensive Plan, *Toward a Sustainable Seattle*. It is a 20-year policy plan covering the years 1994 through 2014 which is designed to articulate a vision of how Seattle will grow in ways that sustain its citizens' values. The Comprehensive Plan makes basic policy choices and provides a flexible framework for adapting to changing conditions over time. The initial building blocks of the Comprehensive Plan are the five “elements” required to be addressed under by the state GMA: land-use, transportation, housing, capital facilities, and utilities.

Three additional elements were added to the Comprehensive Plan. King County's Countywide Planning Policies required the addition of an economic development element, and the Seattle Framework Policies (Resolution 28535) called for the inclusion of a neighborhood planning element and a human development element. The ideas in the Plan were developed over five years through

discussion, debate, and the creative thinking of thousands of Seattle citizens working with City staff and elected officials.

The goal that unifies all the elements of the Comprehensive Plan is, to preserve the best qualities of Seattle's distinct neighborhoods while responding positively and creatively to the pressures of change and growth. A key component of the City's plan to achieve this goal is the Urban Village Strategy.

The Urban Village Strategy represents a stepping-down of the multi-centered approach to the city of Seattle. Seattle's Comprehensive Plan calls for the bulk of new population and employment growth to be concentrated in five large urban centers. Most of the remaining growth is to occur in and around 24 existing neighborhood commercial/multifamily districts, including Morgan Junction. The Comprehensive Plan calls for the City to:

- Encourage future population and employment growth to locate within urban centers and urban villages;
- Target investment in public facilities, parks, amenities, infrastructure, etc. into urban centers and urban village areas to mitigate the negative impacts of growth; and
- Link together the urban centers and urban villages with a multi-modal public transportation system that is efficient enough to be competitive with the private automobile,

The Comprehensive Plan calls for Seattle to strive to develop and enhance these qualities of urban villages:

- A diverse mix of people of varied ages, incomes, cultures, employment, and interests;
- A variety of housing types, scaled appropriately for each village, to meet the needs and preferences of all residents of the, diverse community;
- A strong relationship between residential and commercial areas, with shopping and services located within easy walking distance of village residents;
- Community facilities, including schools, community and recreation centers, libraries, parks, and human services within walking distance of the village core;
- Partnerships with neighborhood and community-based organizations to improve people's access to services and activities and to create opportunities for interaction through such means as neighborhood planning and community policing;
- Transit, bicycle and pedestrian facilities with connections to neighboring villages, good circulation within the village and between the village and surrounding neighborhoods;
- Well-integrated public open space, providing recreational opportunities for village residents and workers;
- A unique identity reflecting local history, the village's natural features, its culture and other sources of community pride,

For each of the urban villages, the local community is to prepare its own Neighborhood Plan.

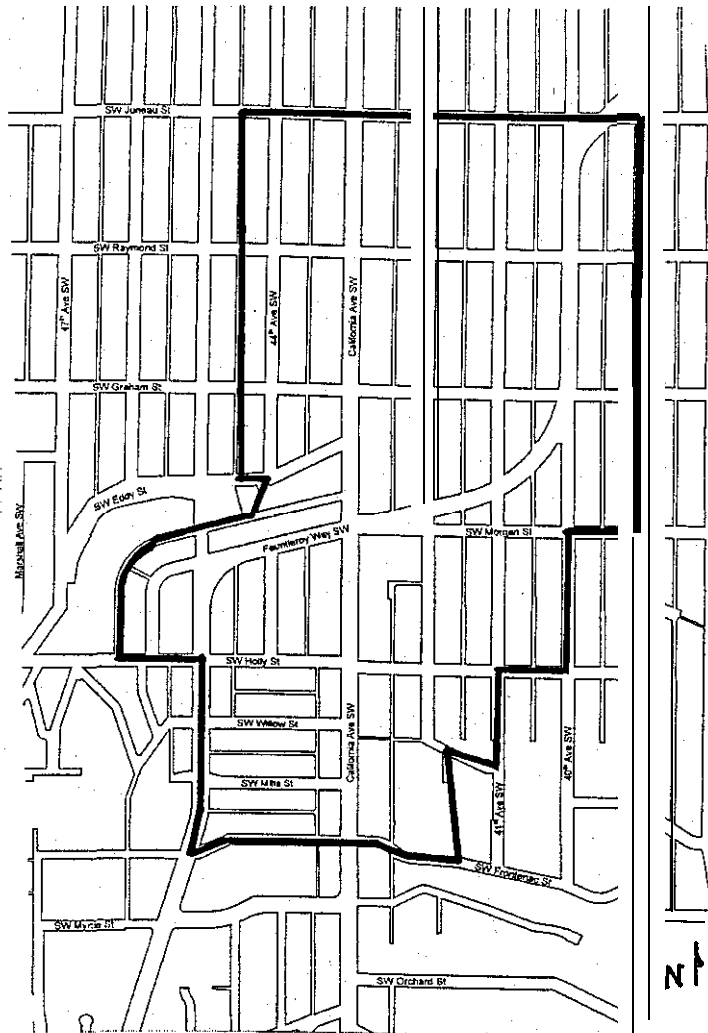
The Morgan Junction 'Residential Urban Village

When Seattle's Comprehensive Plan, was adopted in 1994, the community surrounding the intersection of California, Fauntleroy, and Morgan found that it had been designated as a Residential Urban Village. Morgan Junction is one of 18 Residential Urban Villages designated in the, 1994 Seattle Comprehensive Plan.

The City's proposed village boundary included 139 acres centered at the intersection of California Avenue SW and Fauntleroy Way SW. When the village was first designated, there were 1,104 households within the boundary proposed in the Comprehensive Plan. The boundary was set to provide sufficient capacity for 300 additional households in the village by the year 2014 under existing zoning.

Under the Comprehensive Plan, the Morgan Junction community had the option of accepting the City's plan "as is," or it could create its own Neighborhood Plan, which would be the 20-year plan specific to the Morgan neighborhood. This plan could be developed as a grass-roots effort, but it would have to fit within the framework of the City's Comprehensive Plan. The City would provide funding and technical assistance to help the neighborhood develop its plan. The neighborhood could hire outside consultants to provide its own technical expertise.

The Neighborhood Plan had to address the same "elements" required under the Growth Management Act and the Seattle Comprehensive Plan; however, the neighborhood was given the flexibility to tailor the plan's elements to fit its own specific circumstances,



City's proposed Urban Village Boundary

The neighborhood” had the option of challenging the City’s designation of the urban village. The neighborhood also had the option of adjusting the boundaries of the urban village. The boundary issue is addressed under *Urban Village Boundaries* on page 22.

History of MoCA and Its Role in Neighborhood Planning

In many other urban villages throughout the city, there were community groups already in existence which could assume the responsibility for addressing the Comprehensive Plan and preparing a Neighborhood Plan. However, the Morgan Junction neighborhood did not have a community council, chamber of commerce, or other formal group in place.

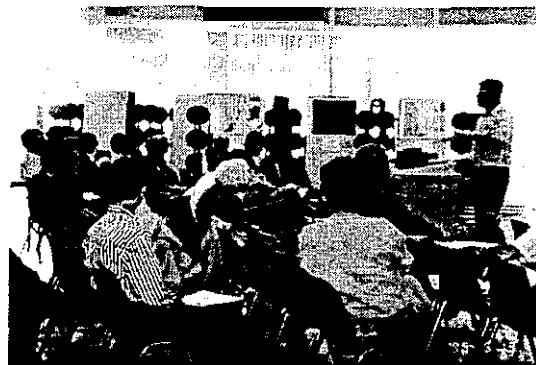
In response to the Comprehensive Plan and the designation of Morgan Junction as an urban village, a group of local residents joined together in 1994 to establish the Morgan Organization for a Better Seattle (MOBS). The name was later changed to the Morgan Community Association, commonly known as MoCA.

The group set about recruiting members and spent 1995 getting the community involved in addressing the Comprehensive Plan, the urban village, and the many issues surrounding these policies. It was decided that Morgan Junction would prepare its own Neighborhood Plan.

In early 1996, MoCA applied to the City of Seattle Neighborhood Planning Office (NPO) to obtain funds for Phase I planning. These funds were awarded and Phase I began in May 1996, with MoCA members serving as the Phase I organizing Committee. MoCA began working with NPO to learn about the process for creating the neighborhood plans. There were to be two distinct phases of the process:

- . Phase I, to conduct community outreach and education to get people involved, and
- . Phase II, the creation of the actual Neighborhood Plan

For MoCA, much of 1996 was an educational effort, as the city fine-tuned the process and communities learned about the requirements of the Comprehensive Plan.



As part of the planning process, the Morgan Junction Planning Committee examined the village boundaries as proposed in the Comprehensive Plan relative to the criteria established in the plan. (see the discussion of urban village boundaries on page 20.